Happy House Rentals, s.r.o.
Uruguayská 78/12, Praha 2, 12000
www.happyhouserentals.com
www.happyhouse-sprava.cz

Is the estate atractive for you?
Petra Štěpánková DiS.
+420 774 480 454
stepankova@happyhouserentals.com

ID: 971330












COMPLEX REAL ESTATE SERVICES

• **RENTAL** AND **SALE** OF APARTMENTS AND HOUSES IN PRAGUE, STŘEDOČESKÝ AND LIBERECKÝ REGION •
• SALE OF **APARTMENT BUILDINGS** AND DEVELOPMENT PROJECTS • LAND • COMMERCIAL PROPERTY •

Happy House Rentals, s.r.o.
Uruguayská 78/12, Praha 2, 12000
www.happyhouserentals.com
www.happyhouse-sprava.cz

Is the estate atractive for you?
Petra Štěpánková DiS.
+420 774 480 454
stepankova@happyhouserentals.com

Spacious, unfurnished family house (365,1 sqm) with 6 rooms, a gym, terrace, garage (51,9sqm), and large garden (1000 sqm), Prague 4 – Kunratice, Ke Hrádku street







78 000,00 CZK/ month

+ utilities + gardener + water + energies + net + garage CZK 4.000, deposit by agreement

layout :	6+1 - 5 bedrooms	size :	417
city :	Praha	town quarter :	Prague-Kunratice
district :	Kunratice	street :	Ke hrádku
number of rooms :	8	number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	terrace, cellar, garden	other requirements :	
type of floor :		construction :	brick
type of parking :	garage, covered parking space, outdoor private	nearest public transport :	
infrastructure in the area :		PENB - Class :	B - Very economical

We offer for rent a unfurnished, spacious, detached house: living room, kitchen, 5 bedrooms, 4 bathrooms, 2 closets, garage, gym, technical room/laundry, large garden, and covered terrace. The space is spread over three floors. On the ground floor, there is an entrance hall, a fully equipped kitchen with new Bosch appliances, a large living room with a dining area and a fireplace stove, with access to the garden and terrace, a bedroom, two bathrooms, and a separate toilet. On the first floor, there are three bedrooms (one with an en-suite bathroom), two closets, a gallery overlooking the ground floor, and two bathrooms. In the basement, there is a technical room/laundry room (gas boiler, washing machine, dryer), a gym/storage room, and a wine cellar. Telephone lines, internet, satellite, and an alarm are available. Wooden floors, tiles, built-in wardrobes. The well-maintained garden features a shed for garden tools. Large separate garage, carport, and two parking spaces of CZK 4.000/month. Remotely controlled gate. The house is located in a quiet residential area with views of Kunratice. Excellent residential location surrounded by greenery – nearby is Kunratice forest, ponds, playgrounds, and Kunratice Chateaux with park. All civic amenities in the area - numerous small stores, supermarkets, post office, police station, swimming pool, restaurants, and cafes. Behind the church, there is a tennis club and across the street, a squash club with excellent facilities.

Happy House Rentals, s.r.o.
Uruguayská 78/12, Praha 2, 12000
www.happyhouserentals.com
www.happyhouse-sprava.cz

Is the estate atractive for you?
Petra Štěpánková DiS.
+420 774 480 454
stepankova@happyhouserentals.com

Kunratice forest is just a 5-minute walk from the house. Alongside a stream fed from a lake in the center of the village, there is a series of well-marked trails. In winter, this lake is used for ice skating and ice hockey. Next to the house is the University of Economics complex, British International School is a 3 km drive. Close by are two large shopping centers (Westfield Chodov + Průhonice/Čestlice commercial zone) and Aquapalace Čestlice. Průhonice shopping park is just a 10-minute drive away, as well as the town of Průhonice itself, which offers all its attractions, such as restaurants, sports activities, and Průhonice Castle with its extensive park. Utility fees, water, garbage collection, internet, and garden maintenance are paid directly by the tenant to the suppliers. The security deposit depends on the type of request. Agency commission 1 rent + VAT. The energy performance certificate marks it as class B = very efficient.